



MINUTES OF THE GILA COUNTY

BOARD OF ADJUSTMENT

Thursday, November 15, 2018

GILA COUNTY BOARD OF SUPERVISORS CONFERENCE ROOM

610 E. Highway 260, Payson, AZ

GILA COUNTY COMMUNITY DEVELOPMENT CONFERENCE ROOM

745 N. Rose Mofford Way, Globe, AZ

9:00 A.M.

REGULAR MEETING

1. The meeting was called to order at 9:04 A.M. by Mickie Nye (Acting Chairman).
2. Pledge of Allegiance was led by Bill Marshall.
3. Roll Call: Michelle Dahlke did the roll call; Mickie Nye (in Globe), and Bill Marshall (in Globe) are both present. Mary Loy Myers is absent. A quorum is present.

Community Development Staff Members Present: Michelle Dahlke-Senior Planner.

4. Review and Approval of the Board of Adjustment Minutes on August 16, 2018. Acting Chairman Mickie Nye asked if there were any changes needed to the minutes. No changes were suggested. Mickie Nye motioned that the minutes be approved as is and Bill Marshall seconded the motion. The motion was unanimously approved.
5. Approval of 2019 Calendar (Meeting dates). Bill Marshall motioned that the 2019 Calendar of meeting dates be approved as is and Mickie Nye seconded the motion. The motion was unanimously approved.
6. Voting for Chairman and Vice-Chairman. Mickie Nye motioned to table the voting of Chairman and Vice-Chairman until the December 20, 2018 meeting. Bill Marshall seconded the motion. The motion was unanimously approved.
7. **Director/Planner Communication:** At any time during this meeting of the Board of Adjustment, Director Scott Buzan and/or Planner Michelle Dahlke of Community Development may present a brief summary of current events. No action may be taken.

Michelle Dahlke had nothing to present at this time.

Appeal:

8. **U-18-08 Debbie Davis:** Community Development Staff approved U-18-08, a request to construct an 8-foot privacy fence along the northern boundary of the property. Application was appealed by John Taylor on August 20, 2018.

Michelle Dahlke presented the staff report overview. The request is for a fence over 6-feet in height. If the fence wasn't over 6-feet in height, it wouldn't require a use permit. The primary reason the applicant is requesting the 8-foot fence is mostly because of the elevation difference between her property and the adjacent property to the north and to provide ample screening

between the two properties in general. There have been some ongoing disagreements between the two property owners, concerning some goats which are on Ms. Davis' property. Ms. Davis thought this fence would be a good way to screen her property and the goats from Mr. Taylor's property. The elevation concern wasn't the only issue that we considered with this Use Permit application. We agreed with the applicant, that the privacy fence would hopefully solve some of these issues they have had between them. We don't have design guidelines in respect to fences, in the county, but the applicant did provide us with some, which are included in the staff report. Community Development approved U-18-08 on August 8, 2018. Mr. Taylor submitted his appeal on August 20, 2018.

The meeting was opened to public comment. Mickie Nye asked if the rod iron fence pictures included in the agenda packet were going to be the design Ms. Davis had in mind. Debbie Davis stated that she would be constructing a wood fence and treated with corrugated metal. Debbie also stated that the fence would start at 6-feet and gradually exceed to 8-feet, where needed. Mostly for privacy and to also help shield the neighbor from the animals she currently has on her property because numerous complaints have been filed by Mr. Taylor. Bill Marshall asked Ms. Davis if the fence would in any way block the view for her or her neighbor while driving from a driveway onto the highway. Ms. Davis stated that absolutely not. Mr. Taylor stated that he thinks an 8-foot fence is inappropriate in a residential area. Apparently, Gila County has some reservations as well, or they wouldn't require a Use Permit. He also stated he doesn't really see a purpose for an 8-foot fence. Bill Marshall asked Mr. Taylor if his only objection is just the visibility and not being able to see with the fence there. John Taylor stated that was correct. Michelle Dahlke clarified that Gila County requires a Use Permit for fences over 6-feet in height mostly for the structural and safety concerns. We just need the opportunity to look at it and make sure it is constructed properly. It isn't with regard to views in that nature. No other public comments. The public comment portion of the meeting was closed.

Bill Marshall motioned that the appeal by John Taylor be denied and that the Use Permit, U-18-08, be upheld. The motion was seconded by Mickie Nye. The motion was unanimously approved.

9. Adjournment. Mickie Nye made a motion to adjourn the meeting and Bill Marshall seconded the motion. The motion to adjourn was unanimously approved at 9:24 A.M.